

DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEP22-00004 (related: PP22-00001)
Applied: August 23, 2022
Issue Date: January 10, 2023
Applicant: Jon Beem, DR Horton
Lead Agency: City of Issaquah

Description of Proposal: A preliminary plat for the subdivision of approximately 5.34-acres, into 23 single-family residential lots. Primary access to the site is proposed from a new private road off 236th Ave SE. Infrastructure improvements will include roads, water, sewer, stormwater, and frontage improvements along Issaquah-Pine Lake Road. Tract 994 will retain existing trees on-site and Tract 995 will be utilized for stormwater detention and open space. A sidewalk will be installed along Tract 996 extending from the private road to 236th Ave SE, to provide an alternative pedestrian route separate from vehicular access.

Location of Proposal: 4929 Issaquah-Pine Lake Road; King County Parcel Number 2224069039

Determination: The City of Issaquah's SEPA Responsible Official has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the revised completed Environmental Checklist received December 14, 2022, and the supplemental information provided with the project application on file with the lead agency (see attachments list below). This information is available to the public upon request.

The project planner is Emily Adams, who may be contacted at (425) 837-3098 or at emilyad@issaquahwa.gov for further information.

Minnie Dhaliwal, SEPA Responsible Official
City of Issaquah
130 E Sunset Way
Issaquah, WA 98027
(425) 837-3430

Jan 10th, 2023

Date

Comment and Appeal Period: This DNS is issued under WAC 197-11-340(2). There is a 14-day comment/appeal period for this determination, between January 10, 2023, to January 24, 2023. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will consider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application

materials are available from the City of Issaquah Community Planning and Development Department, 130 East Sunset Way.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Attachments:

1. Application
2. SEPA Environmental Checklist
3. Critical Areas Report
4. Geotechnical Report
5. Steep Slope Setback Letter
6. Plan Set
7. Traffic Impact Analysis
8. TESC Report
9. Tree Risk Assessment

Cc: Washington State Department of Ecology
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
US Army Corp of Engineers
Snoqualmie Indian Tribe
Muckleshoot Indian Tribe
Sammamish Plateau Water & Sewer District
City of Sammamish
Parties of Record
Properties within 300-feet of proposal